



City of Culver City

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Staff Report

File #: 20-64, **Version:** 1

Item #: C-6.

HA - Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP).

Meeting Date: August 12, 2019

Contact Person/Dept: Tevis Barnes/Community Development Department
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Phone Number: (310) 253-5782

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☐ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (08/08/19);

Department Approval: Sol Blumenfeld, Community Development Director (07/18/19)

RECOMMENDATION

Staff recommends the Culver City Housing Authority Board:

- 1) Approve the certification and submission of the Section 8 Management Assessment Program (SEMAP) to the U.S. Department of Housing and Urban Development (HUD) and,
- 2) Authorize the Chair and the Executive Director to execute the SEMAP Certification on behalf of the Culver City Housing Authority (CCHA).

BACKGROUND/DISCUSSION

SEMAP:

On September 10, 1998, HUD established SEMAP. The Section 8 Management Assessment Program was designed to assist HUD with measuring the performance of Public Housing Authorities (PHAs) that administer the Section 8 Housing Choice Voucher (HCV) Program. Under SEMAP, PHA's conduct a "self-evaluation" based on HUD defined fourteen (14) indicators (24

Code of Federal Regulations Section 985.1 - 985.3). A score of 60% or higher must be received to remain in good standing with HUD. These indicators are as follows:

1. Selection of applicants from the waiting list
2. Reasonable rent
3. Determination of the adjusted income
4. Utility Allowance Schedule
5. Housing Quality Standard (HQS) Control Inspections
6. HQS Enforcement
7. Expanding housing opportunities
8. Payment Standards
9. Annual program participant reexamination
10. Correct tenant rent calculation
11. Pre-Contract HQS Inspection
12. Annual HQS Inspections
13. Lease-up
14. Family Self Sufficiency

Public Housing Authorities are required to transmit their SEMAP certification via the HUD website within sixty (60) calendar days of fiscal year end (August 29, 2019). The CCHA is required to perform its own self-evaluation under SEMAP on an annual basis. In order to accurately complete the certification, thirty-two (32) randomly selected Section 8 HCV Program participant case files were evaluated. The number of files and file selection methodology is defined in the 24 Code of Federal Regulations (CFR) section 985.2. In summary, the CCHA self-certification score is 145 points out of 145 points or 100% (this score is above the minimum required score of 60%). The scoring of each indicator is attached. (Attachment 1)

FISCAL ANALYSIS

HUD requires submission of SEMAP to ensure continued funding. For Fiscal Year 2019/2020, the Section 8 HCV Program is budgeted in Fund 426 for approximately \$1.8 million in Housing Assistance Payments. The City will also receive an additional \$182,000 for reimbursement of administrative fees.

ATTACHMENTS

- 1) CCHA Indicator Scoring
- 2) SEMAP Certification (HUD Form 52648)

MOTION

That the Housing Authority:

1. Approve the certification and submission of the Section 8 Management Assessment Program (SEMAP) to the U.S. Department of Housing and Urban Development (HUD); and,
2. Authorize the Chair and the Executive Director to execute the SEMAP Certification.